

CITY OF ISSAQUAH

STATE ENVIRONMENTAL POLICCY ACT (SEPA) Determination of Non-Significance

10 September 2020

Lead Agency: City of Issaquah

Agency Contact: Christen Leeson, Christenl@issaquahwa.gov, (425) 837-3096

Agency File Number: SEP20-00007

Applicant/Proponent: City of Issaquah
1775 – 12th Ave NW
Issaquah, WA 98027

Description: 2020 City of Issaquah Comprehensive Plan proposed amendments. The proposed amendments include:

1. Updating Land Use Element with current housing, population and job numbers for the City;
2. 3 property-specific rezones (see attached specific Checklists);
3. Amendments to the Olde Town Sub-area plan;
4. Amend Capital Facilities for updated Capital Improvement Plan (CIP) and adding school sites and changing mane of Municipal Facilities Map; and,
5. Update Transportation Element with changes from the Master Mobility Plan.

Location: From Description above, items 1,4 and 5 above are Citywide, 2 relates to specific parcels (see attached Checklists), and 3 applies to Olde Town.

The City of Issaquah has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Staff have reviewed the Environmental Checklists (attached).

Findings: This determination is based on the following findings and conclusions:

1. Although there are 4 Checklists (attached) prepared to represent the 2020 proposed amendments, the entire proposal was considered as a single package.
2. As described more fully in the Environmental Checklists, the proposed 2020 amendments to the Comprehensive Plan, excluding the 3 proposed property-specific rezones, are of a non-project nature, are primarily procedural representing updated information only, and have a citywide or sub-area specific effect rather than a site-specific effect. As such, it is not anticipated that these area amendments would adversely impact the extent, intensity or rate of impacts to the natural environment.
3. For the proposed rezone of Parcel 2224069054 (Vanama)
 - a. The property is currently being used as a single-family residence.

- b. The City is recommending denial of this request.
 - c. Site topography poses a challenge for increase transportation impacts.
 - d. Rezoning this property would likely lead to other requests for commercial rezones.
 - e. The proposed rezone would represent a spot zone.
 - f. See Section D of the Checklist (Attachment 2) for a discussion of potential impacts. Project-specific impacts relating to expansion or redevelopment afforded by the rezone would be assessed with future permit applications and are reasonable avoidable through current standards or mitigatable through future environmental review.
4. For the proposed rezone of Parcels 27240569056 and 2724069174 (Trailhead)
- a. This property is currently used as part of an RV park.
 - b. The City is recommending approval of this request.
 - c. The City has expressed an interest in conveying this property to a private owner.
 - d. The only reason this property is not currently zoned IC is due to its public ownership.
 - e. See Section D of the Checklist (Attachment 2) for a discussion of potential impacts. Project-specific impacts relating to expansion or redevelopment afforded by the rezone would be assessed with future permit applications and are reasonable avoidable through current standards or mitigatable through future environmental review.
5. For the proposed rezone of Parcel 2924069075 (Legacy Landscaping)
- a. This property is the current location for Legacy Landscaping.
 - b. The City is recommending approval of this request.
 - c. The property was previously used as a commercial gas station and a restaurant.
 - d. The existing use is operating as a legal, non-conforming use.
 - e. Rezoning would allow for possible business expansion or redevelopment, bringing non-conformities into compliance with current standards.
 - f. Topography and limitations on transportation access will not encourage adjacent parcels to seek similar rezones.
 - g. See Section D of Checklist (Attachment 3) for a discussion of potential impacts. Project-specific impacts relating to expansion or redevelopment afforded by the rezone would be assessed with future permit applications and are reasonable avoidable through current standards or mitigatable through future environmental review.

Public Hearing: A public hearing is required for the 2020 Comprehensive Plan Docket and has been scheduled for 24 September and 8 October 2020. Due to the pandemic, this Hearing will be held remotely, but will offer the opportunity for public comment.

Comment Period: This DNS is issued under WAC 197-11-340(2). This may be your only opportunity to comment on the environmental impact of the proposal. The City shall not act on this proposal until the Hearing has closed on 8 October 2020. Please direct any comments by 8 October 2020 concerning this threshold determination to:

Keith Niven, Director of Community Planning & Development; 1775 – 12th Avenue NW,
Issaquah, WA 98027; 425-837-3430; keithn@issaquahwa.gov

Appeal Period: The Lead agency will observe a 14-day appeal period following the completion of the Comment Period. Any person aggrieved by this determination may appeal by filing a Notice of Appeal

no later than 5:00 pm on 23 October 2020 and paying a \$750 filing fee. Appeals may be filed electronically by submitting the Notice of Appeal to the address above. However, a hard copy of the Notice of Appeal and a check for the filing fee must be deposited in the mail and addressed to:

City of Issaquah Permit Center, Attention: Candy Baer
PO Box 1307
Issaquah, WA 98027

For the appeal to be considered timely and valid, it must be postmarked no later than 23 October 2020. Appellants should present specific factual objections to the DNS in the Notice of Appeal.

SEPA Responsible Official: Keith Niven, AICP, CEcD

Position/Title: Community Planning & Development Director

Address/Phone: PO Box 1307, Issaquah, WA 98027-1307, (425) 837-3430

Date: 10 September 2020

Signature: _____

A handwritten signature in black ink, appearing to read 'Keith Niven', is written over a horizontal line.

Cc: Washington State Department of Ecology
Snoqualmie Tribe
Muckleshoot Tribe
Washington State Department of Archeology & Historic Preservation (DAHP)
Parties of Record
US Army Corps of Engineers

City of Issaquah
Development Services Department
P.O. Box 1307
Issaquah, Washington 98027

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project:** 2020 Annual Comprehensive Plan Amendments and Zoning Map Amendments
2. **Name of applicant:** City of Issaquah
3. **Address and phone number of applicant and contact person:**

City of Issaquah
Development Services Department
P.O. Box 1307
Issaquah, Washington 98027

Contact Person: Christen Leeson, Senior Planner
Phone: (425) 837-3096
Email: christenl@issaquahwa.gov

4. **Date checklist prepared:** September 3, 2020
5. **Agency requesting checklist:** City of Issaquah
6. **Proposed timing or schedule (including phasing, if applicable):**
It is anticipated that the proposed Comprehensive Plan and Zoning Map amendments will be adopted by the end of 2020. The City's Planning Policy Commission will hold a public hearing on **September 24, 2020** for the purpose of review and public comment regarding the proposed redesignations and rezones of four properties. This public hearing will be continued to **October 8, 2020** for the purpose of review and public comment on the remaining proposed amendments. It is anticipated that after taking public comments on **October 8, 2020**, the Planning Policy Commission will make a recommendation regarding these amendments to the City Council. The Council will be reviewing these amendments in November and December and take action by the end of 2020.
7. **Plans for future additions, expansion, or further activity related to or connected with this proposal:**
The City's Comprehensive Plan can be amended only once within a year; with the exception of adopting or amending subarea plans.

8. Environmental information that has been prepared, or will be prepared, directly related to this proposal:

This checklist. The proposed amendments are non-project actions and would not have direct impacts on the environment. Any specific project impacts would be evaluated with project applications. Separate environmental checklists were done for each of the proposed redesignations and rezones.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

There are no pending applications currently. CenturyLink does plan to relocate its existing Issaquah operations center and storage garage to parcels 2724069174 and 2724069056 should the proposed zoning to Intensive Commercial be approved. If approved, applications will be submitted and reviewed at that time.

10. List of government approvals or permits that will be needed for the proposal:

The proposed Comprehensive Plan and Zoning Map amendments will require review and decision by the City Council. Required notice to the Washington State Department of Commerce will be provided via email.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site: Issaquah Comprehensive Plan and Zoning map amendments

The Council approved the following 2020 Docket of Comprehensive Plan and Zoning Map Amendments identifying five amendments to be done in 2020. All amendments to the Comprehensive Plan and Zoning Map will be presented for the Planning Policy Commission's public hearing on September 24 and October 8, 2020 with the exception of 1.d). This amendment cannot be made until the County's Growth Capacity Study is complete. Completion of this study has been stalled due to COVID-19.

2020 DOCKET	
Proposed Comprehensive Plan and Zoning Map Amendments	
(To be adopted by December 2020)	
#	Proposed Amendment
	Land Use Element:
a)	Table L-2: Units Toward 2031 Adopted State Housing Target – update Annual update based on 2020 population numbers from the State Office of Financial Management
b)	Table L-5 Population and Household Projections - update Annual update based on 2020 population numbers from the State Office of Financial Management
c)	Table L-3: Jobs Toward 2031 Adopted State Job Target – update Job updates are based on data from Employment Security Department, U.S. Bureau of Labor

2020 DOCKET

Proposed Comprehensive Plan and Zoning Map Amendments

(To be adopted by December 2020)

Statistics

- d) ~~Table L-4: Issaquah's Remaining Land Supply and Capacity~~
~~To be updated based on completed Growth Capacity Study~~

☒ **Annual update**

Community Facilities Redesignations / Rezones:

None

☒ **Annual update (new properties)**

Other Redesignations / Rezones (privately owned or for private use)

1. Parcel #2924069075 (Newport Way NW)
2. Parcel #s 2724069174 and 2724069056 (RV Park)
3. Parcel #2224069054 (Black Nugget Rd)

Separate environmental
checklists were done for
these three proposed
redesignations and
rezones

☒ **New amendment**

Olde Town Subarea Plan

- a) Update implementation charts
- b) Add chart of accomplished items on implementation charts in appendix

Subarea Plan update included implementation charts that need to be updated to show accomplishments and those items that still need to be completed.

☒ **New amendment**

Capital Facilities Element

- a) Incorporate Capital Improvement Plan Updates
 - o Annual update with adopted 2021 budget, 6-year Capital Improvement Plan includes annual update of Level of Service calculations based on most recent rate study info.
 - o Update the date of the School District's 6-year Capital Plan
 - o Any new info from Park impact fees included

2020 DOCKET

Proposed Comprehensive Plan and Zoning Map Amendments

(To be adopted by December 2020)

b) Update Municipal Facilities Map

- Add new school sites
- Change map name

☒ Annual update

☐ New amendment

Transportation Element:

a) Mobility Master Plan updates

☒ New amendment

12. Location of the proposal, including street address if any, and section, township, and range; a legal description, site plan, vicinity map, and topographic map, if reasonably available:

The Issaquah Comprehensive Plan and Zoning map covers the entire city.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other

The City of Issaquah is generally located within and around a valley at the south end of Lake Sammamish. The downtown area is located primarily on the valley floor with the more suburban sections of the City located upon the surrounding hillsides. The terrain ranges from flat to rolling, hilly and steep slopes within the City limits.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

Although the City of Issaquah has many different general types of soils both on the valley floor and the surrounding hillsides, the proposed Issaquah Comprehensive Plan and Zoning map

amendments will not disturb any of these soils. The City is an urban environment with no large scale agricultural activity. Specific project impacts would be evaluated with project applications.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Yes, in limited hillside areas as identified with the City's critical areas mapping. Specific project impacts would be evaluated with project applications.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

No grading is proposed at this time. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- f. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications for designated transportation projects. No changes are proposed to stormwater requirements.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

3. Water

a. Surface:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including yearround and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are several streams, ponds and wetlands within the vicinity of the City and three lakes. The streams include Issaquah Creek main fork, Tibbetts Creek, the North Fork of Issaquah Creek, the East Fork of Issaquah Creek, Mine Hill Creek and Cabin Creek. Mine Hill Creek, Cabin Creek, East Fork of Issaquah Creek and the North Fork of Issaquah Creek all flow into the main stem of Issaquah Creek; from there, the Issaquah Creek flows into Lake Sammamish. The other lakes within the City are Round Lake and Tradition Lake. The streams and wetlands range from class one to class three wetlands depending upon location and improvements. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 3) **Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 5) **Does the proposal lie within a 100year floodplain? If so, note location on the site plan.**

The City of Issaquah has several areas that lie within the 100-year floodplain. Specific project impacts would be evaluated with project applications.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

4. Plants

a. Check or circle types of vegetation found on the site:

(Answers note plants in the City as a whole. The proposal is a non-project action.)

☒ deciduous tree: alder, maple, aspen, poplar, black cottonwood, Oregon ash

☒ coniferous tree: Douglas-fir, western red cedar, pine, western hemlock

☒ shrubs: willow, Himalayan blackberry, Japanese knotweed

☒ grass

☒ pasture

☐ crops

☒ wet soil plants: cattail, buttercup, bullrush, reed canarygrass, other

☒ water plants: water lily, eelgrass, milfoil, sedges

☒ other types of vegetation: cherry, hazelnut, locust, ornamentals

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species or critical habitat known to be on or near the site.

Puget Sound Chinook Salmon were listed as a "threatened" species under the Endangered Species Act (ESA) in May 1999. Chinook are present in the main stem of Issaquah Creek and the East Fork. Bald eagles, an ESA listed threatened species, are known to nest near Lake Sammamish. However, the proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

5. Animals

a. Circle any birds or animals that have been observed on or near the site or are known to be on or near the site? (Answers note wildlife in the City as a whole. Proposal is a non-project action.)

invertebrates: aquatic and terrestrial insects, other

fish: salmon, trout, bass, other

amphibians: frogs, salamanders, other

birds: bald eagles, owls, hawks, woodpecker, kingfisher, mallards, other

mammals: elk, deer, bobcat, beaver, bear, other

b. List any threatened or endangered species or critical habitat known to be on or near the site:

Puget Sound Chinook Salmon were listed as a “threatened” species under the Endangered Species Act (ESA) in May 1999. Chinook are present in the main stem of Issaquah Creek and the East Fork. Bald eagles are nesting on the shores of Lake Sammamish. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Is the site part of a migration route? If so, explain.

The Issaquah basin is part of the Pacific flyway and migratory bird species, including waterfowl use Issaquah Creek seasonally. Issaquah Creek is host to returning salmonids each year including sockeye, coho, chinook, kokanee, and cutthroat. However, the proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

6. Energy and Natural Resources

a. What kinds of energy (electricity, natural gas, oil, wood, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

b. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.**

No.

(1) Describe special emergency services that might be required:

Not applicable.

(2) Proposed measures to reduce or control environmental health hazards, if any:

The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

- b. Noise**

(1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?

Not applicable.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

Not applicable.

(3) Proposed measures to reduce or control noise impacts, if any:

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

The uses within the City vary from low density residential to multifamily residential to retail/office to commercial to urban village. To the north is the City of Sammamish; to the south of the City are Squak Mountain and Cougar Mountain state parks. The City of Bellevue borders Issaquah on the west and the unincorporated King County borders Issaquah on the east. Specifically, Olde Town is a mix of commercial, residential and public service uses.

- b. Has the site been used for agriculture? If so, describe?**

Historically, there were agricultural uses in the valley floor along Issaquah Creek, consisting mostly of pastures and animal keeping. Most of these uses ceased within Issaquah by the 1950s.

- c. Describe any structures on the site.**

Structures within the City include, but are not limited, to office buildings, retail shops, single family homes, multifamily developments, retail, auto dealerships, and City offices. Specifically, Olde Town includes a mix of office buildings, retail shops, single family homes, multifamily developments, retail, schools, park facilities and City offices. Several historic buildings are within Olde Town, including the Issaquah Depot, Hailstone Feed Store and Gilman Town Hall Museum.

- d. Will any structures be demolished?**

No.

- e. What are the current zoning classifications of the site?**

The City of Issaquah has over 20 zoning categories, including 12 zoning categories within the Central Issaquah Boundary. The zoning categories are: CF-F (Community Facilities – Facilities);

CF-R (Community Facilities -Recreation); CF-OS (Community Facilities Open Space); Destination Retail; Intensive Commercial; Mineral Resources; Mixed Use; Mixed Use Residential; Single Family- Suburban; Urban Core; Urban Village; and Village Residential. Specifically, Olde Town includes the following zoning districts: CBD; MF-M; MF-H; SF-S; SF-SL; SF-D; CF-O; CF-R; and CF-F.

f. What is the current comprehensive plan designation of the site?

The City of Issaquah Comprehensive Plan land use designations include: Conservancy, Community Facilities, Low Density Residential, Multifamily Residential, Retail, Commercial, Mixed Use, and Urban Village. These designations are consistent with the adopted zoning map designations. Specifically, Olde Town includes the following land use designations: Community Facilities; Low Density Residential; Multifamily Residential; and Retail.

g. If applicable, what is the current shoreline master program designation of the site?

The City of Issaquah Shoreline Master Program lists seven different shoreline environment designations, including: Shoreline Commercial/Mixed Use, High Intensity Transportation, Lake Sammamish Shoreline Residential, Issaquah Creek Shoreline Residential, Lake Sammamish Urban Conservancy, Issaquah Creek Urban Conservancy, and Natural.

h. Has any part of the site been classified as an “environmentally sensitive” area?

Issaquah Creek has been classified by the City of Issaquah Critical Areas Ordinance as a Class 1 stream. Additional critical areas are present as well.

i. Approximately how many people would reside or work in the completed project?

Approximately 38,690 people currently reside within the City limits (OFM April, 2020). The current planning horizon for Issaquah’s Comprehensive Plan update (2035) anticipates Issaquah’s population could reach over 40,000.

j. Approximately how many people would the completed project displace?

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

c. Proposed measures to reduce or control housing impacts, if any:

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

11. Light and Glare

a. What type of light or glare will proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

d. Proposed measures to reduce or control light and glare impacts, if any:

None. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are many different parks within the City of Issaquah. These parks range in recreational use from passive hiking trails to ballparks to community center buildings.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Issaquah Municipal Code include regulations regarding community facilities, including recreation, trails and open space. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, State, or local preservation registers known to be on or next to the site? If so, generally describe.

Issaquah contains several historic sites and additional sites that may be eligible for listing on national, state, or local registers. Although there are several in Olde Town, this proposal does not affect any of them.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The City Council identified "Issaquah Treasures" which include significant landmarks within the City. These are not changed by the proposed amendments.

c. Proposed measures to reduce or control impacts, if any:

None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.**
Major public highways and/or streets serving the City include, but are not limited to, Interstate 90, State Route 900, Gilman Blvd., Newport Way, East Lake Sammamish Parkway, Sammamish Road, and SE 56th St.
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
The City of Issaquah is served by two transit agencies: King County Metro and Sound Transit. The Issaquah Transit Center is located along State Route 900 at Maple Street. This facility serves both agencies with bus stops located along arterials throughout the City for Metro and Sound Transit routes. Specific project impacts would be evaluated with project applications.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**
None.
- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**
No.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation facilities are currently operating in the City of Issaquah. Specific project impacts would be evaluated with project applications.
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
Not applicable.
- g. **Proposed measures to reduce or control transportation impacts, if any:**
No, specific project impacts would be evaluated with project applications. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**
No. The proposed amendments are non-project actions and would not have direct impacts on this element of the environment. Specific project impacts would be evaluated with project applications.
- b. **Proposed measures to reduce or control direct impacts on public services, if any:**
None. The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications. Water and sewer utilities are available throughout the City, depending on location, from the City of Issaquah, the Sammamish Plateau Water and Sewer District, and the City of Bellevue. Limited areas of septic service are located within the City. Other utility service providers include Puget Sound Energy (electricity and gas) and Century Link (telephone).

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.**

The proposed amendments are non-project actions. Specific project impacts would be evaluated with project applications.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Christ Smith-Jensen

Title:

Senior Planner

Date Submitted:

September 3, 2020

D. NON-PROJECT SUPPLEMENT

TO BE COMPLETED BY APPLICANT

EVALUATION

FOR AGENCY

(Do not use this sheet for project actions)

USE ONLY

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is unlikely to cause significant changes in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are: None. The City of Issaquah Land Use Code contains a number of mitigation requirements, such as those found in Chapter 18.10 IMC Environmental Protection, that are applied at the project level. In addition, the City of Issaquah has programs such as the Commute Trip Reduction (CTR) program and invests in local transit in order to avoid or reduce the potential vehicular emissions associated with development. Furthermore, Issaquah has several other standards including the adopted Surface Water Design Manual which contain measures to address potential impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not likely to affect plants, fish, or marine life. Specific project impacts would be evaluated with project applications.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There are no proposed changes to these protection measures.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan has set a goal of reducing greenhouse gas emissions to 80% below 2007 levels, by 2050. There are no proposed changes to these protection measures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Issaquah Municipal Code provide regulations to preserve areas as natural open space, provide trails, and preserve wildlife habitat as part of the Green Necklace. There are no proposed changes to these protection measures.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Comprehensive Plan contains goals and policies to protect these resources. There are no proposed changes to these protection measures. There are no proposed changes to the critical area regulations within the Land Use Code.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no proposed changes that allow or encourage land and shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are: The proposed amendments would not make changes that would affect land and shoreline uses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Specific project impacts would be evaluated with project applications. There are no proposed changes that would increase demand on transportation or public services and utilities.

Proposed measure to reduce or respond to such demand(s) are: See above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments are viewed as consistent with the Issaquah Comprehensive Plan, the Issaquah Municipal Code, the King County Countywide Planning Policies, and the Washington State Growth Management Act.

**City of Issaquah
Department of Planning**

P.O. Box 1307

Issaquah, Washington 98027

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project:** 2020 Redesignation and Rezone Amendment Request for Parcel 2224069054
- 2. Name of applicant:** City of Issaquah
- 3. Address and phone number of applicant and contact person:**

City of Issaquah
Department of Community Planning & Development
P.O. Box 1307
Issaquah, Washington 98027

Contact Person: Christen Leeson
Phone: (425) 837-3096
Email: christenl@issaquahwa.gov

- 4. Date checklist prepared:** August 20, 2020
- 5. Agency requesting checklist:** City of Issaquah
- 6. Proposed timing or schedule (including phasing, if applicable):**
It is anticipated that the proposed redesignation and rezone will occur concurrently with the 2020 Comprehensive Plan and Zoning Map amendments. Council is expected to take action on these amendments on December 7, 2020. The City's Planning Policy Commission will hold a public hearing on **September 24, 2020** for the purpose of review and public comment regarding the proposed redesignation and rezone. This public hearing will be continued to **October 8, 2020** for the purpose of review and public comment on the remaining proposed amendments. It is anticipated that after taking public comments on **October 8, 2020**, the Planning Policy Commission will make a recommendation regarding these amendments to the City Council. The Council will be reviewing these amendments in November and December and take action by the end of 2020.
- 7. Plans for future additions, expansion, or further activity related to or connected with this proposal:**
Not applicable for this requested legislative, non-project action. Additional activity in the form of a non-project legislative rezone would occur if the amendment were approved as requested by the

property owner. If the plan amendment and subsequent zoning were approved as requested by the property owner, potential exists for a currently undetermined project to occur on-site.

8. Environmental information that has been prepared, or will be prepared, directly related to this proposal:

Not applicable for this requested legislative, non-project action. Additional information would be required for any future proposed project action on this site.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

There are currently no pending applications or other proposals that directly affect this property.

10. List of government approvals or permits that will be needed for the proposal:

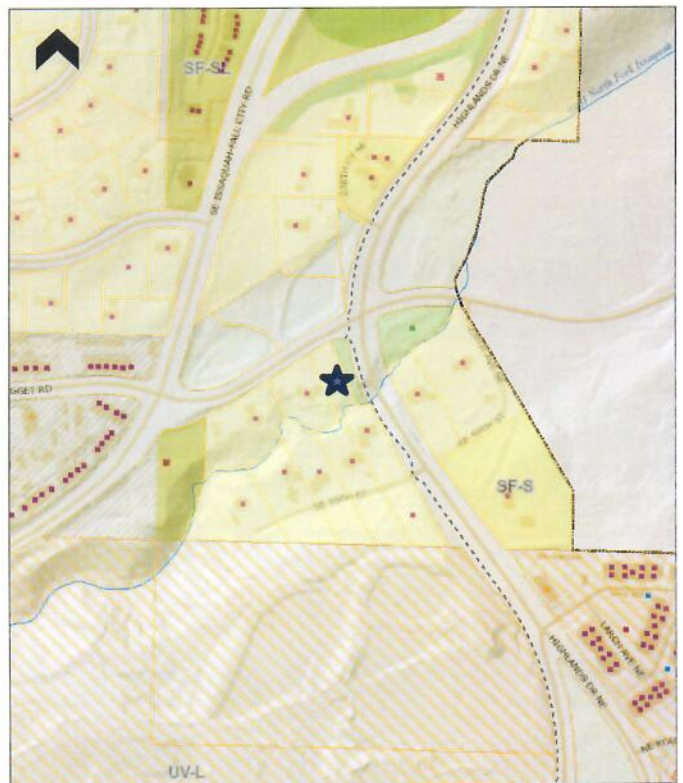
The proposed redesignation and rezone amendment will require review and decision by the City Council. Required notice to the Washington State Department of Commerce will be provided via e-mail.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

Not applicable.

12. Location of the proposal, including street address if any, and section, township, and range; a legal description, site plan, vicinity map, and topographic map, if reasonably available:

The site is the location of a private residence at 23725 Black Nugget Rd, Issaquah, WA 98029. The King County Assessor lists the parcel number as 2924069075; Section NE 22; Township 24, Range 6. The King County Assessor lists the legal description as beginning 358.04 ft N along N & S C/L FR SW corner of NW 1/4 of SE 1/4 then N 66-39-37 E 532.23 ft along C/L of Mine Rd to TPOB then N 66-39-37 E 80 ft then S 23-20-03 E TO C/L of Vaugh Creek then SWLY along SD C/L to PT S 23-20-03 E FR TPOB then N 23-20-03 W TPOB - TGW POR LY SLY of SLY right-of-way MGN of Black Nugget Rd per King County Ord No 8775 & ELY OF FOLG described LN - BAAP 358.04 ft from SW corner of NW 1/4 of SE 1/4 then N 66-39-37 E 532.23 ft along C/L of Mine Rd to TPOB then N 23-20-03 W 23.00 ft M/L TO SLY MGN of Black Nugget Rd less POR LY ELY OF FOLG DESC LN - BAAP 358.04 ft from SW corner of NW 1/4 of SE



1/4 TH N 66-39-37 E 532.23 ft then
continued N 66-39-37 E 80.00 ft
along C/L of SD Mine Rd to POB of
SD DESC

LN then N 23-20-03 W 35.00 ft M/L to SLY MGN of Black Nugget Rd & terminus of SD LN
DESC - AKA Lot F of King County B L A NO S92L0048 Record No 9205070384. The King
County Assessor lists the site at 37,249 square feet.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other**

The site is generally flat with some steep slopes at the southern portion of the lot associated with North Fork Issaquah Creek. The area that is currently developed is flat.

- b. **What is the steepest slope on the site (approximate percent slope)?**

Based on topographical information from the Issaquah GIS Department, the slopes, generally on the southwestern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils, and note any prime farmland.**

The SSURGO Soil Survey for Issaquah identifies Bh, Bellingham silt loam soils on the site.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Based on topographical information from the Issaquah GIS Department, the few slopes, generally on the southern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas. There is no known history or surface indications of unstable soils in the immediate vicinity.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

No grading or filling is proposed for the non-project action requested by the property owner. Grading may be involved with individual development permits. Further environmental review would occur at that time.

- f. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Not applicable.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

In general, this is not applicable to a non-project action. While no specific project has been proposed, if the amendment requested by the property owner and a subsequent rezone were

approved, the site would potentially permit more intensive land uses that may generate greater emissions (particularly from motor vehicles) than the current use. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

See #2a above.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

See #2a above.

3. Water

- a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including yearround and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes. North Fork Issaquah Creek abuts the southern boundary of this site. North Fork Issaquah Creek is classified as a Class 2 Stream containing salmonids. The North Fork Issaquah Creek flows into Lake Sammamish.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

In general, this is not applicable to a non-project action. Approval of the redesignation and rezone requested by the property owner would allow for more intensive commercial land uses to be developed on the site and an increase in the amount of impervious surface allowed from 30% of the site to up to 90% of the site. Further environmental review would have to occur at the project level if the requested plan amendment were to be approved.

- 3) Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable to non-project actions. Further environmental review would be required for any proposal to fill or dredge materials in surface waters or wetlands. Additional review would also have to occur at the project level with any project if the property owner requested amendment were to be approved.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable to non-project actions. Further environmental review would have to occur at the project level if the property owner requested amendment were to be approved.

- 5) Does the proposal lie within a 100year floodplain? If so, note location on the site plan.**
No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

In general, this is not applicable to a non-project action. While no specific project has been proposed, it is possible that there could be future increased stormwater discharge associated

with the more intensive commercial land uses and increased on site impervious surface that would be allowed if the property owner requested amendment were to be approved. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

In general, not applicable to non-project actions. Surface water discharge observations are included in #3a. above. The site is served by the Sammamish Plateau Water District.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

In general, not applicable to non project-actions. Any change of use or new development proposal would be evaluated at the project level.

c. Water Runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

In general, this is not applicable to a non-project action. While no specific project has been proposed, it is possible that there could be future increased stormwater discharge associated with the more intensive commercial land uses and increased on site impervious surface that would be allowed if the property owner requested amendment were to be approved. Further environmental review and compliance with the Stormwater code would have to occur at the project level if the property owner requested plan amendment were to be approved.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

See #C1 above.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

See #C1 above.

4. Plants

a. Check or circle types of vegetation found on the site:

(Specific types of vegetation on the site have not been identified. Those marked below are general to the City of Issaquah and may potentially be on this site.)

☒ deciduous tree: alder, maple, aspen, poplar, black cottonwood, Oregon ash

☒ coniferous tree: Douglas-fir, western red cedar, pine, western hemlock

☒ shrubs: willow, Himalayan blackberry, Japanese knotweed

☒ grass

☐ pasture

☐ crops

☒ wet soil plants: cattail, buttercup, bullrush, reed canarygrass, other

- ☒ water plants: water lily, eelgrass, milfoil, sedges
☒ other types of vegetation: cherry, hazelnut, locust, ornamentals

b. What kind and amount of vegetation will be removed or altered?

Not applicable to non project actions. If the property owner's request were approved and followed by a subsequent Professional Office rezone, the increase in allowed impervious surface from 40% of the site to 65% of the site could result in a reduction in the amount of natural foliage retained on-site. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

c. List threatened or endangered species or critical habitat known to be on or near the site.

North Fork Issaquah Creek abuts the southern boundary of this property. This year-round creek flows into Lake Sammamish. North Fork Issaquah Creek is classified as a Class 2 Stream containing salmonids. Puget Sound Chinook were listed as a "threatened" species under the Endangered Species Act (ESA). There are several other species of salmon and trout within the creek. Bald eagles, an ESA listed threatened species, are known to nest near Lake Sammamish.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping and use of native plants are required on a site-specific basis in association with any proposed actions at the project level.

5. Animals

(Specific types of birds and animals on the site have not been identified. Those marked below are general to the City of Issaquah and may potentially be on this site.)

a. Circle any birds or animals that have been observed on or near the site or are known to be on or near the site?

invertebrates: aquatic and terrestrial insects, other

fish: salmon, trout, bass, other

amphibians: frogs, salamanders, other

birds: bald eagles, owls, hawks, woodpecker, kingfisher, mallards, other

mammals: elk, deer, bobcat, beaver, bear, other, including opossum, squirrels

b. List any threatened or endangered species or critical habitat known to be on or near the site:

North Fork Issaquah Creek abuts the southern boundary of this parcel. This year-round creek flows into Lake Sammamish. The Creek is classified as a Class 2 Stream containing salmonids. Puget Sound Chinook were listed as a "threatened" species under the Endangered Species Act (ESA) in May of 1999. There are several other species of salmon and trout within the creek. Bald eagles, an ESA listed threatened species, are known to nest near Lake Sammamish.

c. Is the site part of a migration route? If so, explain.

The Issaquah basin is part of the Pacific flyway and migratory bird species, including waterfowl are found in the area seasonally. North Fork Issaquah Creek is classified as a Class 2 Stream containing salmonids. There are several species of salmon and trout within the creek.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable to non-project actions. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

6. Energy and Natural Resources

- b. What kinds of energy (electricity, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable to non project actions.

- c. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable to non-project actions.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Not applicable to non-project actions.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.**

In general, this is not applicable to a non-project action.

(1) Describe special emergency services that might be required:

Not applicable to non project actions.

(2) Proposed measures to reduce or control environmental health hazards, if any:

In general, this is not applicable to a non-project action. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

b. Noise

- (1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?**

The site is located at the southwest corner of Highlands Drive, a principle arterial, and Black Nugget Road, a minor arterial. Traffic noise consistent with similar roads is audible to the site. The property owner request is for a non-project action. Further environmental review would have to occur at the project level.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?**

Indicate what hours noise would come from the site.

No noise is directly created by a non-project action. If the property owner requested amendment and a subsequent rezone were approved, many new potential land uses would be permitted on the site in accordance with Professional Office zoning. Some of these uses may have operational characteristics and/or increased vehicular trip generation that could increase noise levels associated with the site. Further environmental review, including operational hours, would have to occur at the project level.

- (3) Proposed measures to reduce or control noise impacts, if any:**

This is not applicable to a non-project action. Further environmental review to identify mitigation measures would have to occur at the project level if the property owner requested plan amendment were approved.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The current use of the site is a single family house. Properties to the north are occupied by stormwater detention ponds. Properties to the east are vacant or occupied by single family houses. Properties to the south and west are occupied by single family houses. Further to the south and west are higher density single family, multifamily, mixed and commercial uses. Further to the north low and high density single family houses. To the farther to the east are the City of Issaquah eastern boundary and the Urban Growth Boundary.

b. Has the site been used for agriculture? If so, describe?

This site is not known to have had agricultural use.

c. Describe any structures on the site.

There is currently a building listed by the King County Assessor as a 2400 square foot wood frame building constructed in 1984. Concrete block walls are also present on the site along the base of the steep slope to the west and south.

d. Will any structures be demolished?

No structures or buildings are proposed for removal or alteration as part of the property owner requested plan amendment. Demolition of the existing structure, if in compliance with code requirements, could take place at the property owners' discretion with or without the requested amendment.

e. What is the current zoning classification of the site?

The site is currently zoned SF-E, Single Family - Estates. This zoning designation permits uses including but not limited to agricultural businesses, single family residential uses, accessory day care, churches, government facilities, museums, art galleries, outdoor recreation, and social services.

f. What is the current comprehensive plan designation of the site?

The site is designated as Low Density Residential in the Issaquah Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. North Fork Issaquah Creek is not included in the shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area?

North Fork Issaquah Creek sits on the southern boundary of this site. This year-round creek flows into Lake Sammamish. North Fork Issaquah Creek is classified as a Class 2 Stream containing salmonid. Based on topographical information from the Issaquah GIS Department, the slopes, generally on the southern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas.

i. Approximately how many people would reside or work in the completed project?

Any changes associated with the property owner requested plan amendment would have to be determined at the project level.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project action requested by the property owner is an amendment to the Issaquah Comprehensive Plan. If the property owner's request were approved and implemented by a subsequent rezone; many new potential land uses would be permitted on the site in accordance with Professional Office zoning as outlined in IMC 18.06.130. Approval of the amendment requested by the property owner, followed by a subsequent rezone would also increase the amount of impervious surface allowed on this site from 30% of the site to up to potentially 65% of the site.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None proposed by the property owner at this time. The existing and proposed zoning do permit housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable at this time.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing building is a single story building approximately 25 feet in height. The property owner requested amendment is a non-project action. If the property owner's request is approved and implemented by a subsequent rezone, permitted height of structures on the site could increase. The current zoning has a height limit of 30 feet. Heights allowed in the Professional Office zone ranging from 40 feet to 65 feet. Another consideration on aesthetics if the property owner's request were approved is that allowed impervious surface would increase from 30% of the site to 65% of the site. This could impact aesthetics by reducing site landscaping and/or the amount of natural foliage retained on-site. Additional environmental review would take place at the project level.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. Additional environmental review would take place at the project level.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable at this time. This is a non-project action requested by the property owner. Additional environmental review would take place at the project level.

11. Light and Glare

a. What type of light or glare will proposal produce? What time of day would it mainly occur?

The property owner requested amendment is a non-project action. If the property owner request is approved and implemented by a subsequent rezone, permitted uses may include uses that could generate additional light or glare. This would have to be evaluated at the project level.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. Additional environmental review would take place at the project level.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

An urban trail runs along the adjacent Highlands Drive and within a mile are several parks and open spaces located within Issaquah Highlands. North Fork Issaquah Creek abuts the property on the south.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Any proposed project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, State, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

The site sits at the southwest intersection of Black Nugget Road, a minor arterial, and Highlands Drive, a principal arterial. It is accessed by a driveway off of Black Nugget Road. No change to this access is currently proposed.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

A major park and ride facility is located approximately one quarter mile from the site. This facility is served by bus routes of both King County Metro and Sound Transit.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

There are currently no parking spaces on the site. Parking requirements are determined at the project level. If the property owner requested amendment were approved and implemented by a subsequent rezone, a significant increase in parking may be required depending on the proposed land use.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No. Not applicable to a non-project action. Additional environmental review would take place at the project level.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

No vehicle trips are created for a non-project action. If the property owner requested amendment were approved and implemented by a subsequent rezone, a significant increase in vehicular trip generation could take place depending upon the proposed land use. Trip generation would be further reviewed at the project level.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed. Not applicable to a non-project action. Additional environmental review would take place at the project level.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable to a non-project action. Additional environmental review would take place at the project level.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

Not applicable.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.**

The property owner requested amendment is a non-project action. Utility improvements are not required for a non-project action. If the property owner requested amendment were approved and implemented by a subsequent rezone, utility improvements may be required depending upon the

proposed land use and development. This would require further review at the project level. For stormwater, the site is currently served by yard drains. These drains require pumping to drain off site. No new catch basins are currently planned to serve the site. The site is not currently served by sanitary sewer. There are no current plans for extensions of sewer lines to the site. There are two possible tie-in points, both of which are more than 200 feet from the site and present potential difficulties in design due to the likelihood of routes requiring creek crossings and/or pumping mechanisms.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Christ Smith-Jessa

Title: Senior Planner

Date Submitted: August 20, 2020

D. NON-PROJECT SUPPLEMENT

TO BE COMPLETED BY APPLICANT

EVALUATION

FOR AGENCY

(Do not use this sheet for project actions)

USE ONLY

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The site is currently occupied by a single family house in the Single Family-Estates zones. Should the rezone be approved to Professional Office, much more dense uses such as retail, recreational and commercial uses could be developed on the site. Any potential increase discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or production of noise would need to be evaluated at project review.

Proposed measures to avoid or reduce such increases are:

None at this time. The City of Issaquah Land Use Code contains a number of mitigation requirements, such as those found in Chapter 18.10 IMC Environmental Protection, that are applied at the project level. In addition, the City of Issaquah has programs such as the Commute Trip Reduction (CTR) program and invests in local transit in order to avoid or reduce the potential vehicular emissions associated with development. Furthermore, Issaquah has several other standards including the adopted Surface Water Design Manual which contain measures to address potential impacts.

7. How would the proposal be likely to affect plants, animals, fish, or marine life?

Because of the potential for increased density allowed on the site, should the proposed request be approved, there is a potential for an impact to plants. Any potential impacts would be reviewed during project review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Issaquah Municipal Code provides regulations to preserve areas as natural open space, provide trails, and preserve wildlife habitat as part of the Green Necklace. There are no proposed changes to these protection measures currently.

8. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan has set a goal of reducing greenhouse gas emissions to 80% below 2007 levels, by 2050. There are no proposed changes to these protection measures.

- 9. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Any future development would not be allowed within the 100' creek buffer. The site also contains steep slopes. Any proposed future use would be required to comply with the City's Critical Areas Ordinance.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed amendment would not make changes that would affect environmentally sensitive areas or areas designated for governmental protection. Any proposed future use would be required to comply with the City's Critical Areas Ordinance.

- 10. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

There are no proposed changes that allow or encourage land and shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future development on the site must comply with Issaquah's Critical Areas Ordinance.

- 11. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Should rezone be approved, daily vehicle trips would likely increase on the site due to the increase types and densities of uses allowed in the Professional Office zone. The demand on public services and utilities would likely increase, as well. Necessary services and utilities would be determined during the review process and provided on site.

Proposed measure to reduce or respond to such demand(s) are:

Future developments will likely have to do a traffic impact study to determine mitigation for traffic impacts. Any increased demands on public services and utilities must comply with all City regulations.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed amendment is viewed as consistent with the Issaquah Comprehensive Plan, the Issaquah Municipal Code, the King County Countywide Planning Policies, and the Washington State Growth Management Act.

City of Issaquah
Development Services Department
P.O. Box 1307
Issaquah, Washington 98027

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project:** 2020 Redesignation and Rezone Amendment Request for Parcels 27240569056 and 2724069174
2. **Name of applicant:** City of Issaquah
3. **Address and phone number of applicant and contact person:**

City of Issaquah
Community Planning & Development Department
P.O. Box 1307
Issaquah, Washington 98027

Contact Person: Christen Leeson, Senior Planner
Phone: (425) 837-3096
Email: christenl@issaquahwa.gov

4. **Date checklist prepared:** August 18, 2020
5. **Agency requesting checklist:** City of Issaquah
6. **Proposed timing or schedule (including phasing, if applicable):**
It is anticipated that the proposed redesignation and rezone will occur concurrently with the 2020 Comprehensive Plan and Zoning Map amendments. Council is expected to take action on these amendments on December 7, 2020. The City's Planning Policy Commission will hold a public hearing on **September 24, 2020** for the purpose of review and public comment regarding the proposed redesignation and rezone. This public hearing will be continued to **October 8, 2020** for the purpose of review and public comment on the remaining proposed amendments. It is anticipated that after taking public comments on **October 8, 2020**, the Planning Policy Commission will make a recommendation regarding these amendments to the City Council. The Council will be reviewing these amendments in November and December and take action by the end of 2020.
7. **Plans for future additions, expansion, or further activity related to or connected with this proposal:**

It is anticipated that the CenturyLink operations center will be relocated to this site. The use will be comprised of a storage garage and field office building of approximately 30,000 square feet, together with interior improvements and a fenced yard.

8. Environmental information that has been prepared, or will be prepared, directly related to this proposal:

This checklist. Any specific project impacts will be evaluated during project review.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

The construction of a 360 unit mixed-use building, including 175 low-income units, is currently under review on the existing CenturyLink site. The construction of this development is dependent on the ability to relocate the CenturyLink garage to a new location. The location (Parcels 27240569056 and 2724069174) requires a rezone in order to accommodate the CenturyLink operations facility as a permitted use.

10. List of government approvals or permits that will be needed for the proposal:

The proposed redesignation and rezone amendment will require review and decision by the City Council. Required notice to the Washington State Department of Commerce will be provided via e-mail.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The two parcels included in this request make up just over 7 acres; however, approximately just four acres of the seven acres would be rezoned to Intensive Commercial; the remaining portion would remain the existing zoning of Community Facilities – Facilities. Should the site be rezoned, a CenturyLink garage will relocate here. The site is currently a RV Park. Part of the RV park would be displaced; however, the City is examining creating additional spaces on an adjacent City-owned parcel. The parcels, if rezoned, would be the site for a garage/field office building comprising approximately 30,000 square feet, together with interior improvements and a fenced yard.

12. Location of the proposal, including street address if any, and section, township, and range; a legal description, site plan, vicinity map, and topographic map, if reasonably available:

The site is located at 650 1st Ave NE on parcels 27240569056 and 2724069174, Issaquah, WA 98027. Parcel 2724069056 is located in SW-27-24-6. According to the King County Assessor, its legal description is POR NW 1/4 OF SW 1/4 LY NELY OF PRIM ST HWY #2 & WLY OF W LN OF 232 ND AVE SE TGW POR OF 232 ND AVE SE DESC IN QUIT CLAIM DEED 841213-0328 TGW POR OF VAC 3RD AVE NE ADJ PER ISSAQUAH ORD NO 1700 REC NO 198602200962. Parcel 2724069174 is located in NW-27-24-6. Its legal description is POR OF W



329.71 FT OF NE 1/4 OF SW1/4 LY
NLY OF PARCEL CONV UNDER
REC NO 199310081330 & BEING
A POR OF ISSAQUAH LLA87-03
APPROVED FEB 16TH 1989 LESS
C/M RGTS & WEST 344.00 FT OF
S1/4 OF SE 1/4 OF NW1/4 TGW
AND SUBJ TO PORTIONS OF
VAC 3RD AVE NE & NE HOLLY
ST ADJ PER ISSAQUAH VAC
ORD NO 1700 REC NUMBER
198602200962.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other**
This site is generally flat.
- b. **What is the steepest slope on the site (approximate percent slope)?**
Not applicable.
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.**
EvB Everet gravelly soil is found on this site. The site does not contain agricultural soils or farmland.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
According to King County, the southeastern portion of this site sits on the edge of a landslide area.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
No grading is proposed at this time.
- f. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
Measures to reduce or control erosion or other impacts will be addressed as development review moves forward.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Approximately 75% of the four-acre site will be covered with impervious surface.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

The site will be used as a storage garage and field office. Any emissions would result from the vehicles.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

- a. **Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including yearround and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No, there is no surface water body on or in the immediate vicinity of the site.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable.

- 3) **Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No, the site does not lie with a 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

- b. **Ground:**

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

This site is located within a Class 1 Critical aquifer recharge area (CARA) and is subject to regulations in IMC 13.29, Groundwater Quality Protection Standards which serve to prevent groundwater pollution.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following**

chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste materials, if any, that would be discharged from the site would be determined during project review.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The source and method of collection and disposal of water runoff will be determined during the review process.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

This will be determined during project review.

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Because this site is within a Class 1 CARA, it is subject to the regulations in IMC 13.29, Groundwater Quality Protection Standards. The business will be required to prepare a hazardous material inventory, develop a spill response plan, keep hazardous materials in secondary containment, monitor storage areas and keep records of waste disposal, as necessary.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, poplar, black cottonwood, Oregon ash

☒ coniferous tree: Douglas-fir, western red cedar, pine, western hemlock

☒ shrubs: willow, Himalayan blackberry, Japanese knotweed

☒ grass

☐ pasture

☐ crops

☐ wet soil plants: cattail, buttercup, bullrush, reed canarygrass, other

☐ water plants: water lily, eelgrass, milfoil, sedges

☐ other types of vegetation: cherry, hazelnut, locust, ornamentals

b. What kind and amount of vegetation will be removed or altered?

This will be determined during project review.

c. List threatened or endangered species or critical habitat known to be on or near the site.

None are known at this time. Specific project impacts would be evaluated with project review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping would be done in accordance with the Issaquah Municipal Code.

5. Animals

a. Circle any birds or animals that have been observed on or near the site or are known to be on or near the site? (Answers note wildlife in the City as a whole.)

invertebrates: aquatic and terrestrial insects, other

fish: salmon, trout, bass, other

amphibians: frogs, salamanders, other

birds: bald eagles, owls, hawks, woodpecker, kingfisher, mallards, other

mammals: elk, deer, bobcat, beaver, bear, other

b. List any threatened or endangered species or critical habitat known to be on or near the site:

Bald eagles are nesting on the shores of Lake Sammamish. Specific project impacts would be evaluated during project review.

c. Is the site part of a migration route? If so, explain.

The Issaquah basin is part of the Pacific flyway and migratory bird species, including waterfowl use Issaquah Creek seasonally. Specific project impacts would be evaluated during project review.

d. Proposed measures to preserve or enhance wildlife, if any:

Measures to preserve or enhance wildlife would be evaluated during project review.

6. Energy and Natural Resources

d. What kinds of energy (electricity, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Types of energy used to meet the project's energy needs are not known at this time but will be determined during project review.

b. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None at this time.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

No.

(1) Describe special emergency services that might be required:

Not applicable.

(2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

b. Noise

(1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?

None.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

General traffic noise from vehicles traveling to and from the site would be produced 24 hours a day.

(3) Proposed measures to reduce or control noise impacts, if any:

Measures to reduce or control noise impacts will be determined during project review.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The current use of this site is an RV park. Light industrial and public facility uses exist to the north and east of this site. I-90 lies to the south and west of the site.

b. Has the site been used for agriculture? If so, describe?

No.

c. Describe any structures on the site.

The only permanent structure on this site is an approximately 13,000 square foot office building for the RV park. The remaining structures are mobile homes.

d. Will any structures be demolished?

Yes, the existing office building will be demolished.

- e. **What are the current zoning classifications of the site?**
This site is currently zoned Community Facilities – Facilities.
- f. **What is the current comprehensive plan designation of the site?**
The current Comprehensive Plan designation is Community Facilities.
- g. **If applicable, what is the current shoreline master program designation of the site?**
Not applicable.
- h. **Has any part of the site been classified as an “environmentally sensitive” area?**
No.
- i. **Approximately how many people would reside or work in the completed project?**
The number of people working in the completed project will be determined during the review process.
- j. **Approximately how many people would the completed project displace?**
Approximately 25 mobile homes will be displaced with this completed project.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**

The relocation of the CenturyLink operations site and garage is being proposed so that 175 low-income and 165 market rate housing units can be constructed in its existing location.

- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The proposed development will comply with all regulations that apply to the Intensive Commercial zoning district.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
None.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
None.
- c. **Proposed measures to reduce or control housing impacts, if any:**
Not applicable.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
Not known at this time. Will be determined during project review.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None.

11. Light and Glare

- a. **What type of light or glare will proposal produce? What time of day would it mainly occur?**
None.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Not applicable.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
Not applicable.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
This site is adjacent to the High Point Trail which is part of the Mountains to Sound Greenway.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
Not applicable.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on or eligible for national, State, or local preservation registers known to be on or next to the site? If so, generally describe.**
No.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**
Not applicable.
- c. **Proposed measures to reduce or control impacts, if any:**
Not applicable.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.**
This site is adjacent to and visible from the I-90 freeway. It's nearest exit is East Lake Sammamish Parkway and the site is directly accessed from the west by 1st Ave NE. The site cannot be accessed from the east. The site will contain points of access sufficient for its anticipated use.
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
No, the site is not currently served by public transit. The approximate distance to the nearest transit stop is approximately ½ mile away.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**
Number of new and eliminated parking spaces will be determined during project review.
- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**
No.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No. No water, rail, or air transportation facilities are currently operating in the City of Issaquah.
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
Number of daily vehicular trips will be determined during project review. Peak volumes will occur from 7:00-9:00AM and 4:00-6:00PM.
- g. **Proposed measures to reduce or control transportation impacts, if any:**
Any necessary measures to necessary to reduce or control transportation impacts will be determined during project review.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Not applicable.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.
The site will contain utility facilities sufficient for its anticipated use.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Title: Senior Planner

Date Submitted: August 20, 2020

D. NON-PROJECT SUPPLEMENT

TO BE COMPLETED BY APPLICANT

EVALUATION

FOR AGENCY

(Do not use this sheet for project actions)

USE ONLY

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The site will serve as a garage/field office building that is unlikely to cause significant changes in discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

None. The City of Issaquah Land Use Code contains a number of mitigation requirements, such as those found in Chapter 18.10 IMC Environmental Protection, that are applied at the project level. In addition, the City of Issaquah has programs such as the Commute Trip Reduction (CTR) program and invests in local transit in order to avoid or reduce the potential vehicular emissions associated with development. Furthermore, Issaquah has several other standards including the adopted Surface Water Design Manual which contain measures to address potential impacts.

12. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not likely to affect plants, fish, or marine life. Specific project impacts would be evaluated with project applications.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There are no proposed changes to these protection measures.

13. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan has set a goal of reducing greenhouse gas emissions to 80% below 2007 levels, by 2050. There are no proposed changes to these protection measures.

14. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no environmentally sensitive areas or areas designated for governmental protection on or adjacent to this site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed amendment would not make changes that would affect environmentally sensitive areas or areas designated for governmental protection.

15. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no proposed changes that allow or encourage land and shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed amendment would not make changes that would affect land and shoreline uses.

16. How would the proposal be likely to increase demands on transportation or public services and utilities?

Daily vehicle trips would likely increase on the site due to the anticipated change of use from an RV park to an operations center. However, there are no proposed changes that would increase demand on public services and utilities. Necessary utilities would be determined during the review process and provided on site.

Proposed measure to reduce or respond to such demand(s) are:

See above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendment is viewed as consistent with the Issaquah Comprehensive Plan, the Issaquah Municipal Code, the King County Countywide Planning Policies, and the Washington State Growth Management Act.

**City of Issaquah
Department of Planning**

P.O. Box 1307

Issaquah, Washington 98027

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project:** 2020 Redesignation and Rezone Amendment Request for Parcel 2924069075
2. **Name of applicant:** City of Issaquah
3. **Address and phone number of applicant and contact person:**

City of Issaquah
Department of Community Planning & Development
P.O. Box 1307
Issaquah, Washington 98027

Contact Person: Christen Leeson
Phone: (425) 837-3096
Email: christenl@issaquahwa.gov

4. **Date checklist prepared:** August 20, 2020
5. **Agency requesting checklist:** City of Issaquah
6. **Proposed timing or schedule (including phasing, if applicable):**
It is anticipated that the proposed redesignation and rezone will occur concurrently with the 2020 Comprehensive Plan and Zoning Map amendments. Council is expected to take action on these amendments on December 7, 2020. The City's Planning Policy Commission will hold a public hearing on **September 24, 2020** for the purpose of review and public comment regarding the proposed redesignation and rezone. This public hearing will be continued to **October 8, 2020** for the purpose of review and public comment on the remaining proposed amendments. It is anticipated that after taking public comments on **October 8, 2020**, the Planning Policy Commission will make a recommendation regarding these amendments to the City Council. The Council will be reviewing these amendments in November and December and take action by the end of 2020.
7. **Plans for future additions, expansion, or further activity related to or connected with this proposal:**
Not applicable for this requested legislative, non-project action. Additional activity in the form of a non-project legislative rezone would occur if the amendment were approved as requested by the

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B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other**

The site contains both flat areas at the base of Cougar Mountain and steep slopes associated with the mountain. The area that is currently developed is flat. Land on the eastern side of the property gradually slopes toward Tibbetts Creek that bisects this site and the adjacent parcel.

- b. **What is the steepest slope on the site (approximate percent slope)?**

Based on topographical information from the Issaquah GIS Department, the slopes, generally on the southwestern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils, and note any prime farmland.**

The SSURGO Soil Survey for Issaquah identifies AkF and AgD Alderwood soils and Sh Sammamish soils in the vicinity of the site.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Based on topographical information from the Issaquah GIS Department, the slopes, generally on the southwestern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas. Such areas within a similar range of soils have had local history of instability. A geotechnical analysis could be required at the project level to determine site specific conditions.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

No grading or filling is proposed for the non-project action requested by the property owner. Grading may be involved with individual development permits. Further environmental review would occur at that time.

- f. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Not applicable.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

In general, this is not applicable to a non-project action. While no specific project has been proposed, if the amendment requested by the property owner and a subsequent rezone were approved, the site would potentially permit more intensive land uses that may generate greater emissions (particularly from motor vehicles) than the current use. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

See #2a above.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

See #2a above.

3. Water

a. **Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including yearround and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes. Tibbetts Creek bisects this and the adjacent parcel. This year-round creek flows into Lake Sammamish. Tibbetts Creek is classified as a Class 2 Stream containing salmonids in the Existing Conditions Report & Habitat Evaluation of March 2002.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

In general, this is not applicable to a non-project action. While no specific project has been proposed, it is possible that there could be future development within 200 feet of the described waters. The current structure on the site is non-conforming to the 100 feet creek buffer that is now required on such sites. Most of the site is located within 200 feet of Tibbetts Creek. Approval of the amendment requested by the property owner, followed by a subsequent rezone would allow for more intensive commercial land uses to be developed on the site and an increase in the amount of impervious surface allowed from 40% of the site to 90% or 95% of the site. Further environmental review would have to occur at the project level if the requested plan amendment were to be approved.

- 3) **Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable to non-project actions. Further environmental review would be required for any proposal to fill or dredge materials in surface waters or wetlands. Additional review would also have to occur at the project level with any project if the property owner requested plan amendment were to be approved.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable to non project actions. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

- 5) **Does the proposal lie within a 100year floodplain? If so, note location on the site plan.**

Yes. Tibbetts Creek bisects this and the adjacent parcel. Portions of the site and adjacent parcel are designated as Zone AE or Zone X on the Flood Insurance Rate Maps provided by the Federal Emergency Management Agency, on Panels 687 & 691 (Maps: 53033C0687 F & 53033C0691 F), dated May 16, 1995. A Zone AE is listed as being a 100 year flood area with base flood elevations determined. A Zone X is listed as being areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood. Reference elevation mark

RM229 is closest to the site. Base flood elevations listed near the site range from 78 feet to 71 feet. A survey would be needed to determine the precise location of the flood areas on the subject site.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

In general, this is not applicable to a non-project action. While no specific project has been proposed, it is possible that there could be future increased stormwater discharge associated with the more intensive commercial land uses and increased on site impervious surface that would be allowed if the property owner requested amendment were to be approved. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

In general, not applicable to non project actions. Surface water discharge observations are included in #3a. above. The site is served by City water supply.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

In general, not applicable to non project-actions. This site is not served by sanitary sewer. It is served by a septic system. Any change of use or new development proposal would be evaluated at the project level. This would require King County verification of the current septic system or identification of needed improvements.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

In general, this is not applicable to a non-project action. While no specific project has been proposed, it is possible that there could be future increased stormwater discharge associated with the more intensive commercial land uses and increased on site impervious surface that would be allowed if the property owner requested amendment were to be approved. Further environmental review and compliance with the Stormwater code would have to occur at the project level if the property owner requested plan amendment were to be approved.

2) Could waste materials enter ground or surface waters? If so, generally describe.

See #C1 above.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

See #C1 above.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, poplar, black cottonwood, Oregon ash
☒ coniferous tree: Douglas-fir, western red cedar, pine, western hemlock
☒ shrubs: willow, Himalayan blackberry, Japanese knotweed
☒ grass
☐ pasture
☐ crops
☒ wet soil plants: cattail, buttercup, bullrush, reed canarygrass, other
☒ water plants: water lily, eelgrass, milfoil, sedges
☒ other types of vegetation: cherry, hazelnut, locust, ornamentals

b. What kind and amount of vegetation will be removed or altered?

Not applicable to non project actions. If the property owner's request were approved and followed by a subsequent Mixed use rezone, the increase in allowed impervious surface from 40% of the site to 90% of the site could result in a reduction in the amount of natural foliage retained on-site. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

c. List threatened or endangered species or critical habitat known to be on or near the site.

Tibbetts Creek bisects this and the adjacent parcel. This year-round creek flows into Lake Sammamish. Tibbetts Creek is classified as a Class 2 Stream containing salmonids. Puget Sound Chinook were listed as a "threatened" species under the Endangered Species Act (ESA). Chinook are not present in Tibbetts Creek. There are several other species of salmon within the creek. Bald eagles, an ESA listed threatened species, are known to nest near Lake Sammamish.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping and use of native plants are required on a site-specific basis in association with any proposed actions at the project level.

5. Animals

a. Circle any birds or animals that have been observed on or near the site or are known to be on or near the site?

invertebrates: aquatic and terrestrial insects, other
fish: salmon, trout, bass, other
amphibians: frogs, salamanders, other
birds: bald eagles, owls, hawks, woodpecker, kingfisher, mallards, other
mammals: elk, deer, bobcat, beaver, bear, other, including opossum, squirrels

b. List any threatened or endangered species or critical habitat known to be on or near the site:

Tibbetts Creek bisects this and the adjacent parcel. This year-round creek flows into Lake Sammamish. Tibbetts Creek is classified as a Class 2 Stream containing salmonids. Puget Sound Chinook were listed as a "threatened" specie under the Endangered Species Act (ESA) in May of 1999. Chinook are not present in Tibbetts Creek. There are several other specie of salmon within the creek. Bald eagles, an ESA listed threatened specie, are known to nest near Lake Sammamish.

c. Is the site part of a migration route? If so, explain.

The Issaquah basin is part of the Pacific flyway and migratory bird species, including waterfowl are found in the area seasonally. Tibbetts Creek is classified as a Class 2 Stream containing salmonids. There are several species of salmon within the creek.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable to non project actions. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

6. Energy and Natural Resources

e. What kinds of energy (electricity, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable to non project actions. This site is served by electricity.

f. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable to non-project actions.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable to non-project actions.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

In general, this is not applicable to a non-project action. City records indicate an enforcement action at this site under previous ownership in 1990 when an oil-water separator was improperly pumped resulting in discharge to Tibbetts Creek. The status of any remaining oil tanks from previous land use on this site is not known. Further environmental review would have to occur at the project level.

(1) Describe special emergency services that might be required:

Not applicable to non project actions.

(2) Proposed measures to reduce or control environmental health hazards, if any:

In general, this is not applicable to a non-project action. Further environmental review would have to occur at the project level if the property owner requested plan amendment were to be approved.

b. Noise

(1) What types of noise exist in the area that may affect your project (for example: traffic, equipment operation, other)?

The site is adjacent to Newport Way, traffic noise consistent with similar roads is audible to the site. The property owner request is for a non-project action. Further environmental review would have to occur at the project level.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No noise is directly created by a non-project action. If the property owner requested amendment and a subsequent rezone were approved, many new potential land uses would be permitted on the site in accordance with Mixed Use zoning. Some of these uses may have operational characteristics and/or increased vehicular trip generation that could increase noise levels associated with the site. Further environmental review, including operational hours, would have to occur at the project level.

(3) Proposed measures to reduce or control noise impacts, if any:

This is not applicable to a non-project action. Further environmental review to identify mitigation measures would have to occur at the project level if the property owner requested plan amendment were approved.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The current use of the site is a landscape contracting business. Properties to the immediate north, south, east, and west are vacant and in a mostly natural state, with the exception of driveways located to the northeast across Newport Way and to the east. Many of the surrounding properties contain critical areas associated with Tibbetts Creek and/or steep slopes associated with Cougar Mountain. Further to the northwest and south are residential properties. Further to the northeast is a utility site. Beyond that retail uses exist along the west side of SR900 with a park and transit park and ride on the east side.

b. Has the site been used for agriculture? If so, describe?

This site is not known to have had agricultural use.

c. Describe any structures on the site.

There is currently a building listed by the King County Assessor as a 2400 square feet wood frame building constructed in 1984. Concrete block walls are also present on the site along the base of the steep slope to the west and south.

d. Will any structures be demolished?

No structures or buildings are proposed for removal or alteration as part of the property owner requested plan amendment. Demolition of the existing structure, if in compliance with code requirements, could take place at the property owners' discretion with or without the requested plan amendment.

e. What is the current zoning classification of the site?

The site is currently zoned SF-S, Single Family Suburban. This zoning designation permits single family residential uses, accessory day care, churches, government facilities, museums, art galleries, social services, and banquet/reception halls.

f. What is the current comprehensive plan designation of the site?

The site is designated as Low Density Residential in the Issaquah Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. Tibbetts Creek is not included in the shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area?

Tibbetts Creek bisects this site. This year-round creek flows into Lake Sammamish. Tibbetts Creek is classified as a Class 2 Stream containing salmonid. The building on the site is non-conforming to creek buffers that are now required. Based on topographical information from the Issaquah GIS Department, the slopes, generally on the southwestern portion of the site, appear to meet and/or exceed the 40% threshold set for steep slopes in IMC 18.10.580 Steep Slope Hazard Areas.

i. Approximately how many people would reside or work in the completed project?

Any changes associated with the property owner requested plan amendment would have to be determined at the project level.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project action requested by the property owner is an amendment to the Issaquah Comprehensive Plan. If the property owner's request were approved and implemented by a subsequent rezone; many new potential land uses would be permitted on the site in accordance with Mixed Use zoning as outlined in IMC 18.06.130. Approval of the amendment requested by the property owner, followed by a subsequent rezone would also increase the amount of impervious surface allowed on this site from 40% of the site to 90% of the site.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None proposed by the property owner. The existing and proposed zoning do permit housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing building is a single story building approximately 15 feet in height. The property owner requested amendment is a non-project action. If the property owner's request is approved and implemented by a subsequent rezone, permitted height of structures on the site could increase. The current zoning has a height limit of 30 feet. Zoning districts associated with the Mixed Use land use designation allow heights ranging from 48 feet to 65 feet. Another consideration on aesthetics if the property owner's request were approved is that allowed impervious surface would increase from 40% of the site to 90% of the site. This could impact aesthetics by reducing site landscaping and/or the amount of natural foliage retained on-site. Additional environmental review would take place at the project level.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. Additional environmental review would take place at the project level.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The non-project action requested by the property owner is an amendment to the Issaquah Comprehensive Plan. Not applicable. Additional environmental review would take place at the project level.

11. Light and Glare

a. What type of light or glare will proposal produce? What time of day would it mainly occur?

The property owner requested amendment is a non-project action. If the property owner request is approved and implemented by a subsequent rezone, permitted uses may include uses that could generate additional light or glare. This would have to be evaluated at the project level.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable. Additional environmental review would take place at the project level.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Tibbetts Valley Park is the closest City park to the site. It includes sport fields and picnic areas. The site is also adjacent to the Mountains to Sound Greenway Trail located on Newport Way NW.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Any proposed project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, State, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.**

The site is served by a driveway connecting to Newport Way NW which in turn connects to SR900 to the east of the site. No change to this access is currently proposed.

- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

A major park and ride facility is located approximately 600 feet to the northeast of the site. This facility is served by bus routes of both King County Metro and Sound Transit.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

A 1984 site plan for the current development shows 9 parking stalls. Parking requirements are determined at the project level. If the property owner requested amendment were approved and implemented by a subsequent rezone, a significant increase in parking may be required depending on the proposed land use.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No. Not applicable to a non-project action. Additional environmental review would take place at the project level.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

No vehicle trips are directly created for a non-project action. If the property owner requested amendment were approved and implemented by a subsequent rezone, a significant increase in vehicular trip generation could take place depending upon the proposed land use. Trip generation would be further reviewed at the project level.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed. Not applicable to a non-project action. Additional environmental review would take place at the project level.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable to a non-project action. Additional environmental review would take place at the project level.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

Not applicable.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

The property owner requested amendment is a non-project action. Utility improvements are not required for a non-project action. If the property owner requested amendment were approved and implemented by a subsequent rezone, utility improvements may be required depending upon the proposed land use and development. This would require further review at the project level. For stormwater, the site is currently served by yard drains. These drains require pumping to drain off site. No new catch basins are currently planned to serve the site. The site is not currently served by sanitary sewer. There are no current plans for extensions of sewer lines to the site. There are two possible tie-in points, both of which are more than 200 feet from the site and present potential difficulties in design due to the likelihood of routes requiring creek crossings and/or pumping mechanisms.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Christa Smith-Jones

Title: Senior Planner

Date Submitted: August 20, 2020

D. NON-PROJECT SUPPLEMENT

TO BE COMPLETED BY APPLICANT

EVALUATION

FOR AGENCY

(Do not use this sheet for project actions)

USE ONLY

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The site is currently occupied by a landscape contracting business in the Single Family-Suburban zone. Should the rezone be approved to Mixed Use, much more dense uses such as retail, recreational and commercial uses could be developed on the site. Any potential increase discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or production of noise would need to be evaluated at project review.

Proposed measures to avoid or reduce such increases are:

None at this time. The City of Issaquah Land Use Code contains a number of mitigation requirements, such as those found in Chapter 18.10 IMC Environmental Protection, that are applied at the project level. In addition, the City of Issaquah has programs such as the Commute Trip Reduction (CTR) program and invests in local transit in order to avoid or reduce the potential vehicular emissions associated with development. Furthermore, Issaquah has several other standards including the adopted Surface Water Design Manual which contain measures to address potential impacts.

17. How would the proposal be likely to affect plants, animals, fish, or marine life?

Because of the increased density allowed on the site, should the proposed request be approved, there is a potential for an impact to plants. Any potential impacts would be reviewed during project review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Issaquah Municipal Code provides regulations to preserve areas as natural open space, provide trails, and preserve wildlife habitat as part of the Green Necklace. There are no proposed changes to these protection measures currently.

18. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

The Comprehensive Plan has set a goal of reducing greenhouse gas emissions to 80% below 2007 levels, by 2050. There are no proposed changes to these protection measures.

19. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The current structure on the site is non-conforming to the 100 foot creek buffer that is now required on such sites. Any future development would not be allowed within the buffer. The site also contains steep slopes. Any proposed future use would be required to comply with the City's Critical Areas Ordinance.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed amendment would not make changes that would affect environmentally sensitive areas or areas designated for governmental protection. Any proposed future use would be required to comply with the City's Critical Areas Ordinance.

20. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no proposed changes that allow or encourage land and shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future development on the site must comply with Issaquah's Critical Areas Ordinance.

21. How would the proposal be likely to increase demands on transportation or public services and utilities?

Should rezone be approved, daily vehicle trips would likely increase on the site due to the increase types and densities of uses allowed in the Mixed Use zone. The demand on public services and utilities would likely increase, as well. Necessary services and utilities would be determined during the review process and provided on site.

Proposed measure to reduce or respond to such demand(s) are:

Future developments will likely have to do a traffic impact study to determine mitigation for traffic impacts. Any increased demands on public services and utilities must comply with all City regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendment is viewed as consistent with the Issaquah Comprehensive Plan, the Issaquah Municipal Code, the King County Countywide Planning Policies, and the Washington State Growth Management Act.